



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

September 8, 2015  
1509-PUD-17  
Exhibit 1

**Docket Number:** 1509-PUD-17 (Ordinance No. 15-26)

**Petitioner:** City of Westfield

**Request:** An amendment to the Grand Park Indoor Sports and Recreation Facility PUD Ordinance to incorporate additional real estate into the PUD District to allow for the development of a hotel.

**Current Zoning:** AG-SF1: Agricultural / Single-Family Rural District

**Current Land Use:** Undeveloped / Parking Lot

**Zoning History:** 1411-SPP-23 Primary Plat (11/17/14)  
1412-SFP-43 Secondary Plat (12/17/14)

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plans
4. Character Exhibit
5. Grand Park PUD Ordinance
6. Amendment Ordinance

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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**PETITION HISTORY**

This petition was introduced at the August 10, 2015, City Council meeting. The petition will receive a public hearing at the September 8, 2015, Advisory Plan Commission (the "APC") meeting.

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**PROJECT OVERVIEW**

**Project Location:** The petitioner is requesting an amendment to the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District Ordinance No. 14-35 (the "PUD Ordinance") (see **Exhibit 5**) for the 5.26-acres located on the south side of 191<sup>st</sup> Street, west of Grand Park Boulevard (see **Exhibit 2**).

**Property History:** The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. In November 2014, the Plan Commission approved a primary plat that included this property. The secondary plat was subsequently recorded on December 17, 2014, and identified this property as Lot 2 of the Grand Park Subdivision.

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## **AMENDMENT REQUEST**

The petitioner requests this amendment to expand the adjacent Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District in order to allow a hotel or lodging use on the property, which is intended to complement the Grand Park sports campus and adjacent indoor facility.

Default Standards: The proposed ordinance (see **Exhibit 6**) defaults to the GB: General Business District as the Underlying Zoning District, similar to the existing PUD Ordinance.

Permitted Uses: The PUD Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District.

Development and Design Standards: As proposed, the ordinance generally defaults to the existing PUD Ordinance and Westfield – Washington Township Unified Development Ordinance, but then further incorporates character exhibits to further establish the benchmark for the quality and character of the development.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan identifies the Property as part of the “Family Sports Capital of America” area, as set forth in the Comprehensive Plan’s Family Sports Capital Addendum II” (collectively, the “Comprehensive Plan”). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, the proposed amendment is consistent with the goals and objectives of the Comprehensive Plan for this Property.

The Comprehensive Plan envisions the development of a regional/national championship quality sports facility with a multigenerational focus (the “Sports Campus”). In addition to the sports-related uses within the Sports Campus, the Comprehensive Plan anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus and that such land uses would likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses.

A specific goal of the Comprehensive Plan is to “[p]ursue economic development opportunities to capitalize on Westfield’s already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining, lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.”

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### **PROCEDURAL**

**Public Hearing:** Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 8, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

**Statutory Considerations:**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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### **DEPARTMENT COMMENTS**

1. **Action:**

**Hold a public hearing at the September 8, 2015, Plan Commission meeting.**

2. **Recommendation:**

**Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.**

3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).